

RECISSION OF AUTHORITY APPROVAL OF THE REPORT AND DECISION ON THE APPLICATION OF FANEUIL HALL SQUARE COMPANY FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER.ED.), CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP FORMED UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A

On June 22, 1978, the Authority voted to adopt a Report and Decision on the application of Faneuil Hall Square Company for approval of an urban redevelopment project pursuant to Massachusetts General Laws (Ter.Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960. The proposal called for the acquisition and rehabilitation of the building on Merchants Row, Boston known as the Sanborn Building.

The applicant, planned to rehabilitate the building for retail and commercial enterprises.

A disastrous fire which gutted the so-called Sanborn Building plus failure to resolve certain tax and conveyance issues prevented the planned rehabilitation.

The letter, which is attached, in effect asks that all prior votes and approvals with respect to the Faneuil Hall Square Company 121-A application and Report and Decision be rescinded.

In the opinion of the Chief General Counsel this matter does not require a public hearing.

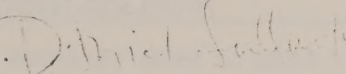
For the reasons stated above, therefore, the Report and Decision adopted by the Authority on June 22, 1978, is hereby withdrawn and rescinded, and all obligations and benefits of the applicant thereunder are hereby terminated.

BROWN, RUDNICK, FREED & GESMER

Mr. Paul McCann
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of this parcel, it might be wise for the sake of the record for the BRA to simply recognize this fact by an appropriate vote.

Sincerely,



Daniel D. Sullivan

DDS:dlm

cc: Mr. Roger S. Webb

MEMORANDUM

DECEMBER 17, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: FANEUIL HALL SQUARE COMPANY-RESCISSION

4147

On June 22, 1978, the Authority voted to adopt a Report and Decision on the application of Faneuil Hall Square Company for approval of an Urban Redevelopment Project pursuant to Massachusetts General Laws (Ter.Ed.), 121-A, as amended, and Chapter 652 of the Acts of 1960.

At that time the Report and Decision was not formally filed in the City Clerk's Office pending resolution of certain conveyancing and Tax problems. Subsequent to the above noted 121-A Designation the Sanborn Building was gutted by fire.

On November 23, 1981, Counsel for the Faneuil Hall Square Company indicated by letter (attached) that the Sanborn Building could not now be developed as envisaged in the 1978 Application. The letter indicated that the Agreement between Roger Webb, Trustee of One Faneuil Trust, and Charles Crones, owner of the fee in the Sanborn Building has been terminated. The letter, in effect, also asks that the Authority rescind its findings of June 22, 1978.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "Rescission of Authority Approval of the Report and Decision on the Application of Faneuil Hall Square Company for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under Massachusetts General Laws, Chapter 109, and Under Said Chapter 121A" is hereby approved and adopted.

Redeveloper Involvement in Urban Renewal Projects Under Title I

Galbreath-Ruffin and John W. Galbreath Co.:

Marine Plaza, Milwaukee, WISCONSIN

Erie View Plaza, Cleveland, OHIO

Bunker Hill Square, Los Angeles, CALIFORNIA

Market Mohawk, Columbus, OHIO

Gooddale, Columbus, OHIO

DuBois Tower, Fountain Square, Cincinnati, OHIO

First National Bank Plaza, Louisville, KENTUCKY

George Macomber and Macomber Development Associates:

Moshassuck Arcade Building, Providence, R.I.

Moshassuck Square Apartments, Providence, R.I.

Marcus-Garvey Gardens, Boston, MASSACHUSETTS

Chelsea Square, Chelsea, MASSACHUSETTS

Westland Avenue Apartments, Boston, MASSACHUSETTS

Moshassuck Office Park, Providence, R.I.

GEORGE B. H. MACOMBER COMPANY...
WORK STATUS REPORT
NOVEMBER 17, 1981

<u>NO.</u>	<u>PROJECT</u>	<u>CONTRACT AMOUNT</u>	<u>SCHEDULED COMPLETION</u>
7936-A-D	Hines Point West I	\$ 3,200,000.	Tenant Work
8008	Hines Point West II	4,500,000.	Tenant Work
8033	Salada Tea	3,305,000.	Tenant Work
35240-8022-32	Westland Avenue	5,100,000.	12/15/81
7925	Tufts Veterinary	7,035,000.	12/15/81
8132	St. John of Damascus (MFA)	63,000.	12/31/81
8035	Wayland Turnkey	2,280,000.	2/1/82
8036	Russia Wharf Renovations-Phase I	3,400,000.	2/1/82
7932 & 7951	Milldam Condos-Office	4,550,000.	3/1/82
5257-8115-21	Overlook Apts., Gardner	5,550,000.	3/1/82
8104	Point West III	3,867,000.	3/1/82
32037	Cobble Hill	10,600,000.	6/1/82
8034	H.C.H.P.-Medford	2,400,000.	6/1/82
7835	Milford-Whitinsville Hospital	9,254,000.	7/1/82
8018	St. Anne's Hospital-II	8,300,000.	9/1/82
8124	Mt. Vernon Church	6,000,000.	12/1/82
35242-8106-13	Bell Pond	12,300,000.	1/15/83
8002	Beverly Hospital	9,700,000.	2/28/83
7817	Riverfront Office Park	22,500,000.	3/1/83
8004	Devonshire Towers	1,000,000.	3/15/83
8125	Falmouth Hospital	10,900,000.	8/1/83

FIRM COMMITMENTS

		<u>SCHEDULED START</u>
155 Federal Street Office Building	16,000,000.	Jan., 1982
CW-Framingham	1,169,500.	Jan., 1982
Four Seasons Hotel/Condos	48,000,000.	Jan., 1982
Hines-Cambridge-Mt. Auburn Place	32,000,000.	March, 1982
BWH Research	25,000,000.	Feb., 1982
BWH Ambulatory II	10,700,000.	March 1982
Craigee Arms (Kuehn-Cohen)	2,500,000.	June, 1982
Back Bay Associates	20,000,000.	Sept., 1982

MACOMBER DEVELOPMENT ASSOCIATES

Representative Projects Developed by GEORGE MACOMBER and MACOMBER DEVELOPMENT ASSOCIATES:

Northwest Industrial Park, Burlington, Mass.
Co-developed with Nordblom Company
Over 40 office and light manufacturing buildings
Completed between 1962 and 1979
Cost approximately \$50,000,000.

Olympia Industrial Park, Woburn, Mass.
Co-developed with the Nordblom Company
4 office and light manufacturing buildings
Completed in 1971 and 1972
Cost approximately \$2,000,000.

Moshassuck Square Apartments, Providence, R.I.
122 Housing Units
Completed in 1973
Cost approximately \$3,500,000.

Moshassuck Arcade Building, Providence, R.I.
Restoration of an Historic Structure
Phase I - 1977; Phase II - 1978
Total two phases approximately \$3,605,000.

Mission Park Housing, Boston, Mass.
Co-developed with Harvard University and The Roxbury
Tenants of Harvard
775 Units of Housing, 1,200 Car Parking Garage
Completed in 1977
Cost approximately \$55,000,000.

Servicenter, Ltd., Boston, Mass.
Co-developed with The Cornu Corporation
Materials Handling Center for Affiliated Hospital Center,
640 Car Parking Garage and 11,000 SF of Retail Space
Completed 1980
Cost approximately \$9,600,000.

Marcus-Garvey Gardens, Boston, Mass.
Co-developed with Housing Economics and Roxbury Action
Program
161 Housing Units, Convenience Retail Space, MHFA
Completed 1980
Cost approximately \$7,500,000.

Robinson-Cuticura, Malden, Mass.
Co-developed with Tracy Associates
94 Housing Units in converted and renovated mill building,
MHFA
Completed 1981
Cost approximately \$3,800,000.

Moshassuck Office Park, Providence, R.I.
Co-developed with The Cornu Corporation
An Office Building of 70,000 SF
Completed 1981
Estimated cost approximately \$4,000,000.

Chelsea Square, Chelsea, Mass.
Co-developed with Housing Associates and The Cornu Corporation
74 Units of Section 8, elderly and family housing
All rehab construction
Completion expected early 1982
Cost approximately \$3,500,000.

Berkeley Place, Boston, Mass.
Co-developed with JMB Realty Corp.
110,000 s.f. office rehab
Completion expected early 1982
Cost approximately \$7,000,000.

Westland Avenue Apartments, Boston, Mass.
Co-developed with Harrington, Keefe & Shork and Fenway
Community Development Corporation
97 Units of mixed income rehab housing (100,000 s.f.)
Under construction: Completion expected December 1981
Cost approximately \$6,000,000.

Wayland Schoolyard, Wayland, Mass.
Co-developed with Housing Associates as a turnkey project
to the Wayland Housing Authority
56 Units (46,000 s.f.) elderly and handicapped housing
Rehab and new construction
Completion expected February 1982
Cost approximately \$3,000,000.

Fisher Hill Estates, Brookline, Mass.
Co-developed with Karlis Grinbergs
38 Units (120,000 s.f.) luxury condominiums
Combination New Design and historic renovation
Completion expected Spring 1982
Cost approximately \$10,000,000.

Riverfront Office Park, Cambridge, Mass.
Co-developed with Darvel Realty Trust and Codman Co., Inc.
320,000 s.f. office space, 10,000 s.f. ground floor retail
300 parking spaces (155 structured, 145 open lot)
Completion expected April 1983
Cost approximately \$31,500,000.

BROWN, RUDNICK, FREED & GESMER

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OF COUNSEL
JOHN F. COLLINS

November 23, 1981

Mr. Paul McCann
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Re: Sanborn Building

Dear Paul:

As you are aware, I wrote you some weeks ago to indicate that Roger Webb, Trustee of One Faneuil Hall Square Trust, had reached a settlement agreement with Charles Crones, the owner of the fee to the Sanborn Building parcel in which settlement agreement Roger agreed to terminate the remaining portion of his leasehold interest. This settlement agreement comes out of a long and fruitless negotiation which we had with Mr. Crones over the terms of the redevelopment of this parcel. During the course of the negotiations, it became clear that it would not be possible to reach an agreement on an amended leasehold which would be required to redevelop this parcel. As a result, it was in everyone's best interest to reach a settlement of this matter with Mr. Crones and allow him the opportunity to unilaterally attempt to redevelop the property.

As you are aware, One Faneuil Hall Square Trust received preliminary approval of the Boston Redevelopment Authority Board as a 121A entity. This approval was never formalized in that it was contingent upon the conveyance to Roger of a small parcel of land owned by the Boston Redevelopment Authority. This conveyance was never made by the BRA. My understanding is that the actual designation documents are being held by Mr. Samonian. In any event, since Roger Webb as Trustee on One Faneuil Hall Square Trust has no further interest in the development

